



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, JULY 6, 2015
7:00 PM

Mr. Tim Carney
Mr. James Faron
Mr. Ken Howard
Ms. Beth Kistner
Mr. Charles Pullium
Mr. Gene Rovak
Mr. Carl Lumley, City Attorney
Ms. Whitney Kelly, City Planner
Ms. Jessica Stutte, Planning Assistant
Ms. Deborah McLaughlin, Recording Secretary

Pursuant to Section 610.022 RSMO, the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. and/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.
Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ACCEPTANCE OF THE AGENDA**
- 4. APPROVAL OF MINUTES**
 - A. Draft Minutes for the Meeting of June 1, 2015**
- 5. PUBLIC COMMENT**

6. UNFINISHED BUSINESS**A. Application #15-001: Approval Of The Site Development Plan Of An Office Building At 844 N. New Ballas Court**

An application has been submitted for a new 16,432 sq. ft., three-story office building at the southeast corner of East Rue De La Banque and North New Ballas Court. The Applicants are seeking a site coverage bonus for the proposed 69.3% site coverage by providing seating and landscaping. The subject property is Lot 12 within the CityPlace development and was originally to be phase two of the City Place Condominiums. Section 405.370(G)(1)(a) states that any development and/or redevelopment plans for properties within the area bounded by the City limit on the north, Olive Boulevard on the south, Craig Road on the east, and I-270 on the west, requires Planning and Zoning Commission and City Council review and approval.

Applicant: Jack D. Whaley Architect
1529 S. Old Hwy 94, Suite 201
St. Charles, MO 63303

Property Owner: Vanchi Properties LLC
546 N. Warson Road
St. Louis, MO 63141

B. Application #15-011: Approval Of Text Amendments To Chapter 400, Planning, And Various Sections Of Chapter 405, The Zoning Ordinance

The Director of Community Development, on behalf of the City of Creve Coeur, Planning Division has requested several amendments that include a variety of technical corrections and clarifications to Chapter 400, Planning Ordinance, and Chapter 405, Zoning Ordinance. The amendments address changes to the State statutes, correct outdated terminology, delete blind references, add greater precision to vague language and modify notification procedures. Public hearing was held on June 15 and matter continued for further discussion.

7. NEW BUSINESS**A. Election Of Vice-Chair****B. #15-016: Approval Of A Minor Site Plan For A Fence Within The Front-Yard Setback Along Mason Road For The Property 823 Coulange Court**

Keith Uhrig, of Chesterfield Fence, on behalf of Rahu and Theckla Mehta, homeowners of 823 Coulange Court, has submitted a request for a minor site development plan for an opaque 4-foot tall wood fence along the north property line along Mason Road. The subject property is zoned A Single-Family Residential that has a front yard setback of 50 feet.

Applicant: Keith Uhrig
Chesterfield Fence
620 Spirit Valley East Dr.
Chesterfield, MO 63005

Property Owner: Rahu and Theckla Mehta
823 Coulange Court
Creve Coeur, MO 63141

C. Application #15-019: Approval Of A Minor Site Plan For An Awning Over The Roof-Top Filming Platform On The Football Locker Room Building For Missouri Baptist University

An application has been submitted by Rick W. Keisker, of Ittner Architects, on behalf of Missouri Baptist University, for a minor site plan for an awning over the roof-top filming platform on the new football practice field in the southwest corner of the campus. Section 405.1080 requires minor site plan approval for any proposed alteration that would significantly affect the exterior of a building by the Planning and Zoning Commission. The site development plan for the locker room building was reviewed and approved by the Planning and Zoning Commission on April 21, 2014, and is currently under construction.

Applicant: Rick W. Keisker
Wm B. Ittner, Architects, Inc.
611 N. 10th Street
St. Louis, MO 63101

Property Owner: Missouri Baptist University
1 College Park Drive
Creve Coeur, MO 63141

D. Application #14-022: Approval Of A Revised Site Development Plan At The Shoppes At Westgate Located At 12410-12428 Olive Boulevard. Request To Hold Until August 3, 2015

An application has been submitted to revise the site development plan for the Shoppes at Westgate including the renovation of the exterior of the building, new landscaping, and additional parking spaces. Included in the request is the purchase and location of artwork to be coordinated with the City's Arts Committee in consideration of site bonus coverage to 66.8%. The Applicants are working with the Arts Committee on the possibility for establishing a loan program for artwork, and has requested to hold this item while they work with the Committee on the details on an agreement for such a program.

Applicant: Jim Hall
Hall + Associates, LLC
424 S. Clay
St. Louis, MO 63122

Property Owner: The Shoppes at Westgate, LLC
c/o Alliance Management Group, LLC
1 320 North Bemiston Blvd.
Clayton, MO 63105

8. WORK AGENDA

9. DEPARTMENT REPORTS

- A. City Planner
- B. City Attorney

10. ADJOURNMENT

Posted: _____

Whitney Kelly
City Planner